

BILL NO. X-75-02-17 (As Amended)

ANNEXATION ORDINANCE NO. X- 03-76

AN ORDINANCE annexing certain territory to  
the City of Fort Wayne and including  
the same in Councilmanic District  
No. 4

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT  
WAYNE, INDIANA:

SECTION 1. That the following described territory be and the same  
is hereby annexed to and made a part of the corporation of the City of Fort  
Wayne, Indiana, to-wit:

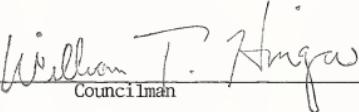
Beginning at the intersection at the West right-of-way line of Bluffton  
Road (State Road#1) and the South line of Section 33, Township 30  
North, Range 12 East; thence, South along the existing West right-of-  
way line of Bluffton Road (State Road #1) to the North right-of-way  
line of Winters Road; thence, Westerly along the North right-of-way  
line of Winters Road to the West line of the East 1/2 of the Southeast  
1/4 of Section 8, Township 29 North, Range 12 East; thence, due South  
to the South right-of-way line of Winters Road; thence, West to the cor-  
porate limits of the City of Fort Wayne as established by Annexation  
Ordinance X-14-68; thence, following said boundary of said corporate  
limits South 43 degrees 57 minutes West 296.2 feet; thence, South 140  
feet thence, South 43 degrees 57 minutes West 4,339.5 feet; thence,  
North 43 degrees 57 minutes West 290.1 feet to the West line of Section  
17, Township 29 North, Range 12 East; thence, South along said West  
line of said Section 17, 71.0 feet; thence North 43° 57 minutes West  
1310.46 feet; thence North 46° 3 minutes East 1269.7 feet to the West  
Line of said Section 17; thence South along said West line 69.2 feet;  
thence North 46° 3 minutes East 36 plus or minus feet to the East right-  
of-way line of Smith Road; thence, North along the East right-of-way line  
of said Smith Road to its intersection with the South right-of-way line  
of Indianapolis Road, State Road 3, thence, in a Northeasterly direction  
along the South right-of-way line of Indianapolis Road, State Road 3, to  
its intersection with the North right-of-way line of Ferguson Road; thence  
West along the North right-of-way line of Ferguson Road to its intersection  
with the East right-of-way line of Smith Road; thence, North along the East  
right-of-way line of Smith Road to its intersection with the North right-of-  
way line of Dalman Road being the corporate limits of the City of Fort  
Wayne as established by Annexation Ordinance X-01-73; thence, East 1700<sup>±</sup> L.F.  
along the North right-of-way line of Dalman Road to its intersection with  
the Northerly extension of the West property line of space now or formerly  
owned by Donald Richard Buskirk, et al, as recorded by instrument Number  
72-2394; thence, South along the West property line of said space now or  
formerly owned by Donald Richard Buskirk, et al, 1700<sup>±</sup> L.F. East of and  
parallel to the West line of Section 5, Township 29 North, Range 12 East,  
to the intersection with the South line of the North 1/2 of said Section 5;  
thence, East along said South line of the North 1/2 of Section 5, to its  
intersection with the West right-of-way line of Indianapolis Road (State  
Road #3); thence Northeasterly along the West right-of-way line of said  
Indianapolis Road (State Road #3) to its intersection with the South line  
of Section 33, Township 30 North, Range 12 East; thence, East along the  
South line of said Section 33, a distance of 111<sup>±</sup> L.F. to the Easterly  
right-of-way line extended of Indianapolis Road (State Road #3); thence,  
South along the Easterly right-of-way line of said Indianapolis Road (State  
Road #3) to a point located 85 feet South of the North line of Section 4,  
Township 29 North, Range 12 East; thence, East along a line 85 feet South  
of and parallel to said North line of Section 4, Township 29 North, Range 12  
East, to the intersection with the Southerly projection of the East line  
of the Southwest 1/4 of Section 33, Township 30 North, Range 12 East;

thence, North along said projected line and along the East line of the Southwest 1/4 of Section 33, Township 30 North, Range 12 East, to the intersection with the centerline of Harber Ditch; thence, Southeasterly along the centerline of said Harber Ditch to its intersection with the South line of said Section 33, Township 30 North, Range 12 East; thence Easterly along said South line of said Section 33, to its intersection with the West right-of-way line of Bluffton Road (State Road #1) being the point of beginning.

Said aforescribed area being contiguous or encompassing the present corporate limits of the City of Fort Wayne, Indiana, as described by X-01-73; X-11; X-34-70; X-10 and X-14-68 and containing 3070± acres.

SECTION 2. Said annexed territory shall be part of Councilmanic District No. 4 of the City of Fort Wayne, Indiana, as described in Section 2-9 of Article II of the Municipal Code of the City of Fort Wayne, Indiana.

SECTION 3. This Ordinance shall be in full force and effect from and after its passage, approval by the Mayor and sixty (60) days after its legal publication.

  
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William T. Hinger  
Councilman

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2 BILL NO. X-75-02-17 (As Amended)  
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AN ORDINANCE annexing certain territory to the City  
of Fort Wayne and including the same in  
Councilmanic District No. 4

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT  
WAYNE, INDIANA:

SECTION 1. That the following described territory be and the same  
is hereby annexed to and made a part of the corporation of the City of Fort  
Wayne, Indiana, to-wit:

Beginning at the intersection at the West right-of-way line of Bluffton  
Road (State Road #1) and the South line of Section 33, Township 30  
North, Range 12 East; thence, South along the existing West right-of-  
way line of Bluffton Road (State Road #1) to the North right-of-way  
line of Winters Road; thence, Westerly along the North right-of-way  
line of Winters Road to the West line of the East 1/2 of the Southeast  
1/4 of Section 8, Township 29 North, Range 12 East; thence, due South  
to the South right-of-way line of Winters Road; thence, West to the cor-  
porate limits of the City of Fort Wayne as established by Annexation  
Ordinance X-14-68; thence, following said boundary of said corporate  
limits South 43 degrees 57 minutes West 296.2 feet; thence, South 140  
feet thence, South 43 degrees 57 minutes West 4,339.5 feet; thence,  
North 43 degrees 57 minutes West 290.1 feet to the West line of Section  
17, Township 29 North, Range 12 East; thence, South along said West  
line of said Section 17, 71.0 feet; thence, North 43 degrees 57 minutes  
West 1,005.86 lineal feet to the intersection with the South line of the  
Northeast 1/4 of Section 18, Township 29 North, Range 12 East; thence,  
West along the said South line of the Northeast 1/4 of said Section 18,  
a distance of 892.7 feet; thence, North 00 degrees 24 minutes and 30  
seconds East, a distance of 1,194.5 feet; thence, South 86 degrees 17  
minutes East, a distance of 1,614.3<sup>±</sup> lineal feet to the East right-of-way  
line of Smith Road; thence, North along the East right-of-way line of  
said Smith Road to its intersection with the North right-of-way line of  
Ferguson Road; thence, West along the North right-of-way line of  
Ferguson Road to the West line of the Southeast 1/4 of Section 6, Township  
29 North Range 12 East; thence, North along the West line of the said  
Southeast 1/4 of Section 6, Township 29 North, Range 12 East, to the  
intersection with the North line of said Southeast 1/4 of Section 6, Town-  
ship 29 North Range 12 East; thence, East along the North line of said  
Southeast 1/4 Section 6, Township 29 North, Range 12 East, to the West  
right-of-way line of Smith Road; thence, North along the West right-of-  
way line of Smith Road to the South right-of-way line of Dalman Road;  
thence East along the South right-of-way of Dalman Road to its intersec-  
tion with the East right-of-way line of Smith Road; thence, due North  
along the extended East right-of-way line of Smith Road to the intersec-  
tion with the North right-of-way line of Dalman Road being the corporate  
limits of the City of Fort Wayne as established by Annexation Ordinance  
X-01-73; thence, East 1700<sup>±</sup> L.F. along the North right-of-way line of

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4 Dalman Road to its intersection with the Northerly extension of the  
5 West property line of space now or formerly owned by Donald Richard  
6 Buskirk, et al, as recorded by Instrument Number 72-2394; thence,  
7 South along the West property line of said space now or formerly owned  
8 by Donald Richard Buskirk, et al, 1700<sup>±</sup> L.F. East of and parallel to  
9 the West line of Section 5, Township 29 North, Range 12 East, to the  
10 intersection with the South line of the North 1/2 of said Section 5; thence,  
11 East along said South line of the North 1/2 of Section 5, to its intersection  
12 with the West right-of-way line of Indianapolis Road (State Road #3);  
13 thence Northeasterly along the West right-of-way line of said Indianapolis  
14 Road (State Road #3) to its intersection with the South line of Section 33,  
15 Township 30 North, Range 12 East; thence, East along the South line of  
16 said Section 33, a distance of 111<sup>±</sup> L.F. to the Easterly right-of-way line  
17 extended of Indianapolis Road (State Road #3); thence, South along the  
18 Easterly right-of-way line of said Indianapolis Road (State Road #3) to  
19 a point located 85 feet South of the North line of Section 4, Township  
20 29 North, Range 12 East; thence, East along a line 85 feet South of and  
21 parallel to said North line of Section 4, Township 29 North, Range 12  
22 East, to the intersection with the Southerly projection of the East line  
23 of the Southwest 1/4 of Section 33, Township 30 North, Range 12 East;  
24 thence, North along said projected line and along the East line of the  
25 Southwest 1/4 of Section 33, Township 30 North, Range 12 East, to the  
26 intersection with the centerline of Harber Ditch; thence, Southeasterly  
27 along the centerline of said Harber Ditch to its intersection with the  
28 South line of said Section 33, Township 30 North, Range 12 East; thence  
29 Easterly along said South line of said Section 33, to its intersection with  
30 the West right-of-way line of Bluffton Road (State Road #1) being the  
31 point of beginning.

32 Said aforescribed area being contiguous or encompassing the present  
33 corporate limits of the City of Fort Wayne, Indiana, as described by  
34 X-01-73; X-11; X-34-70; X-10 and X-14-68 and containing 3070<sup>±</sup> acres.

35 SECTION 2. Said annexed territory shall be part of Councilmanic  
36 District No. 4 of the City of Fort Wayne, Indiana, as described in Section 29  
37 of Chapter 1 of the Municipal Code of the City of Fort Wayne, Indiana.

38 SECTION 3. This Ordinance shall be in full force and effect from  
39 and after its passage, approval by the Mayor and sixty (60) days after its  
40 legal publication.

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Read the first time in full and on motion by \_\_\_\_\_, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on \_\_\_\_\_ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: \_\_\_\_\_ CITY CLERK

Read the third time in full and on motion by Henry H. Hinga, seconded by D. Schmidt, and duly adopted, placed on its passage.

Passed (Yes) by the following vote:

| TOTAL VOTES   | AYES | NAYS | ABSTAINED | ABSENT | TO-WIT |
|---------------|------|------|-----------|--------|--------|
| BURNS         | ✓    | 1    |           | 1      |        |
| HINGA         | ✓    |      |           |        |        |
| <u>HUNTER</u> |      | ✓    |           |        |        |
| MOSES         | ✓    |      |           |        |        |
| NUCKOLS       | ✓    |      |           |        |        |
| SCHMIDT, D.   |      |      |           | ✓      |        |
| SCHMIDT, V.   | ✓    |      |           |        |        |
| STIER         | ✓    |      |           |        |        |
| TALARICO      | ✓    |      |           |        |        |

DATE: 12-28-76

Charles W. Utterman  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. X-03-76 on the 28th day of December, 1976.

ATTEST: (SEAL)

Charles W. Utterman James S. Stier  
CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of December, 1976, at the hour of 11:00 o'clock A.M., E.S.T.

Charles W. Utterman  
CITY CLERK

Approved and signed by me this 3rd day of January, 1977, at the hour of 11:30 o'clock A.M., E.S.T.

Ralph E. Ellingson  
MAYOR

*HOLD*  
Bill No. X-75-02-17 (AS AMENDED)

Contact  
Jay Snyder

REPORT OF THE COMMITTEE ON ANNEXATION

We, your Committee on Annexation to whom was referred an Ordinance annexing certain territory to the City of Fort Wayne and including the same in Councilmanic District No. 4

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance Do PASS.

William T. Hinga - Chairman

Vivian G. Schmidt - Vice-Chairman

Paul M. Burns

Fredrick R. Hunter

Samuel J. Talarico

*William T. Hinga*  
*Vivian G. Schmidt*  
*Paul M. Burns*  
*Samuel J. Talarico*

12-28-76 CONCURRED IN  
DATE CHARLES W. WESTERMAN

Bill No. X-75-02-17 (AS AMENDED)

REPORT OF THE COMMITTEE ON ANNEXATION

We, your Committee on Annexation to whom was referred an Ordinance  
annexing certain territory to the City of Fort Wayne and including  
the same in Councilmanic District No. 4

have had said Ordinance under consideration and beg leave to report back to the Common  
Council that said Ordinance PASS.

William T. Hinga - Chairman

Vivian G. Schmidt - Vice-Chairman

Donald J. Schmidt

Samuel J. Talarico

Paul M. Burns

1  
2  
3 BILL NO. X-75-02-17  
4

5 ANNEXATION ORDINANCE NO. X-02-25  
6

7 AN ORDINANCE annexing certain territory to the  
8 City of Fort Wayne and including the same in  
9 Councilmanic District No. 4  
10

11 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT  
12 WAYNE, INDIANA:

13 SECTION 1. That the following described territory be and the same is  
14 hereby annexed to and made a part of the corporation of the City of Fort Wayne,  
15 Indiana, to-wit:

16 Beginning at the intersection at the West right-of-way line of Bluffton  
17 Road (State Road #1) and the South line of Section 33, Township 30 North,  
18 Range 12 East; thence, South along the existing West right-of-way line  
19 of Bluffton Road (State Road #1) to the North right-of-way line of Winters  
20 Road; thence, Westerly along the North right-of-way line of Winters Road  
21 to the West line of the East 1/2 of the Southeast 1/4 of Section 8, Township  
22 29 North, Range 12 East; thence, due South to the South right-of-way line  
23 of Winters Road; thence, West to the corporate limits of the City of Fort  
24 Wayne as established by Annexation Ordinance X-14-68; thence, follow-  
25 ing said boundary of said corporate limits South 43 degrees 57 minutes  
26 West 296.2 feet; thence, South 140 feet thence, South 43 degrees 57 minutes  
27 West 4,339.5 feet; thence, North 43 degrees 57 minutes West 290.1 feet to  
28 the West line of Section 17, Township 29 North, Range 12 East; thence,  
29 South along said West line of said Section 17, 71.0 feet; thence, North  
30 43 degrees 57 minutes West 1,005.86 lineal feet to the intersection with  
31 the South line of the Northeast 1/4 of Section 18, Township 29 North,  
32 Range 12 East; thence, West along the said South line of the Northeast  
33 1/4 of said Section 18, a distance of 892.7 feet; thence, North 00 degrees  
34 24 minutes and 30 seconds East, a distance of 1,194.5 feet; thence, South  
35 86 degrees 17 minutes East, a distance of 1,564.3<sup>±</sup> lineal feet to the West  
right-of-way line of Smith Road; thence, North along the West right-of-way  
line of Smith Road to its intersection with the North right-of-way line  
of Winters Road; thence, West along the North right-of-way line of said  
Winters Road to the intersection with the East property line of space now  
or formerly owned by Albert and Violet Johnson as recorded in Deed Book  
437, Page 476; said property line more particularly described as being  
located 500<sup>±</sup> lineal feet East of the West line of the Southeast 1/4 of Section  
7, Township 29 North, Range 12 East; thence, North along the East property  
line of said space now or formerly owned by Albert and Violet Johnson  
500<sup>±</sup> lineal feet East of and parallel to said West line of the Southeast 1/4 of  
Section 7 to the South right-of-way line of Indianapolis Road (State Road  
#3); thence, Northeasterly along the South right-of-way line of said Indianapo-  
lis Road (State Road #3) to its intersection with the extended West right-  
of-way line of Smith Road; thence, North along the West right-of-way line  
of said Smith Road to its intersection with the North right-of-way line of  
Ferguson Road; thence, West along the North right-of-way line of Ferguson  
Road to the West line of the Southeast 1/4 of Section 6, Township 29 North  
Range 12 East; thence, North along the West line of said Southeast 1/4 of  
Section 6 and the West line of the Northeast 1/4 of Section 6 to the inter-  
section of the South right-of-way line of Dalman Road; thence, East along

36 APPROVED AS TO FORM  
37 AND LEGALITY, 12/1/81  
38 City Attorney

6 the South right-of-way of Dalman Road to its intersection with the East  
7 right-of-way line of Smith Road; thence, due North along the extended  
8 East right-of-way line of Smith Road to the intersection with the North  
9 right-of-way line of Dalman Road being the corporate limits of the City  
10 of Fort Wayne as established by Annexation Ordinance X-01-73; thence,  
11 East  $1700^{\pm}$  L.F. along the North right-of-way line of Dalman Road to its  
12 intersection with the Northerly extension of the West property line of  
13 space now or formerly owned by Donald Richard Buskirk, et al, as recorded  
14 by Instrument Number 72-2394; thence, South along the West property line  
15 of said space now or formerly owned by Donald Richard Buskirk, et al,  
16 1700 $^{\pm}$  L.F. East of and parallel to the West line of Section 5, Township 29,  
17 North, Range 12 East, to the intersection with the South line of the North  
18 1/2 of said Section 5; thence, East along said South line of the North 1/2  
19 of Section 5, to its intersection with the West right-of-way line of Indianapolis  
20 Road (State Road #3); thence, Northeasterly along the West right-of-way  
21 line of said Indianapolis Road (State Road #3) to its intersection with the  
22 South line of Section 33, Township 30 North, Range 12 East; thence, East  
23 along the South line of said Section 33, a distance of  $111^{\pm}$  L.F. to the Easterly  
24 right-of-way line extended of Indianapolis Road (State Road #3); thence,  
25 South along the Easterly right-of-way line of said Indianapolis Road (State  
26 Road #3) to a point located 85 feet South of the North line of Section 4, Town-  
27 ship 29 North, Range 12 East; thence, East along a line 85 feet South of and  
28 parallel to said North line of Section 4, Township 29 North, Range 12 East,  
29 to the intersection with the Southerly projection of the East line of the  
Southwest 1/4 of Section 33, Township 30 North, Range 12 East; thence,  
North along said projected line and along the East line of the Southwest 1/4  
of Section 33, Township 30 North, Range 12 East, to the intersection with the  
centerline of Harber Ditch; thence, Southeasterly along the centerline of said  
Harber Ditch to its intersection with the South line of said Section 33, Town-  
ship 30 North, Range 12 East; thence, Easterly along said South line of said  
Section 33 to its intersection with the West right-of-way line of Bluffton Road  
(State Road #1) being the point of beginning.

30 Said aforescribed area being contiguous or encompassing the present cor-  
31 porate limits of the City of Fort Wayne as described by X-01-73; X-11;  
32 X-34-70; X-10 and X-14-68 and containing  $3070^{\pm}$  acres.  
33

34 SECTION 2. Said annexed territory shall be part of Councilmanic  
35 District No. 4 of the City of Fort Wayne, Indiana, as described in Section 29  
of Chapter 1 of the Municipal Code of the City of Fort Wayne, Indiana.

36 SECTION 3. This Ordinance shall be in force and effect from and  
37 after its passage, approval by the Mayor and sixty (60) days after its legal publi-  
38 cation.  
39

40   
41 Vivian J. Schmidt  
42 Councilman  
43

Read the first time in full and on motion by Hinga, seconded by Moses, and duly adopted, read the second time by title and referred to the Committee on Annexation (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 197\_\_\_\_, at \_\_\_\_\_ o'clock P.M., E.S.T.

Date: 2-25-75

Charles W. Whiteman  
CITY CLERK  
Walter Clark  
Deputy Clerk

Read the third time in full and on motion by Hinga, seconded by V. Schmidt, and duly adopted, placed on its passage. Passed (E.S.T.) by the following vote:

|             | AYES | NAYS | ABSTAINED | ABSENT | to-wit: |
|-------------|------|------|-----------|--------|---------|
| BURNS       | X    |      |           |        |         |
| HINGA       | X    |      |           |        |         |
| KRAUS       |      |      |           | X      |         |
| MOSES       | X    |      |           |        |         |
| NUCKOLS     | X    |      |           |        |         |
| SCHMIDT, D. | X    |      |           |        |         |
| SCHMIDT, V. | X    |      |           |        |         |
| STIER       | X    |      |           |        |         |
| TALARICO    | X    |      |           |        |         |

DATE: 11/16/75

Charles W. Whiteman  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (Zoning Map) (General) (Annexation) (Special) (Appropriation) Ordinance (Resolution) No. X-02-75 on the 11th day of November, 1975.

ATTEST: (SEAL)

Charles W. Whiteman  
CITY CLERK

James Stier  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 12th day of November, 1975, at the hour of 1:30 o'clock M., E.S.T.

Charles W. Whiteman  
CITY CLERK

Approved and signed by me this 12th day of November, 1975, at the hour of 1:30 o'clock P.M., E.S.T.

Jack P. Poff  
MAJOR

HEARING

Hold P.R. 15  
FOR 7-29-75  
7-30-75 P.M.

Bill No. X-75-02-17

REPORT OF THE COMMITTEE ON ANNEXATION

We, your Committee on Annexation to whom was referred an Ordinance annexing certain territory to the City of Fort Wayne and including the same in Councilmanic District No. IV

have had said Ordinance under consideration and beg leave to report back to the Common Council that said Ordinance Do PASS.

William T. Hinga - Chairman

Vivian G. Schmidt - Vice-Chairman

Donald J. Schmidt

Samuel J. Talarico

Paul M. Burns

William T. Hinga

Vivian G. Schmidt

Donald J. Schmidt

Samuel J. Talarico

Paul M. Burns

CONCURRED IN  
DATE 11-11-75 CHARLES W. WESTERMAN, CITY CLERK

R E S O L U T I O N

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on February 25, 1975, referred a proposed Annexation Ordinance to the City Plan Commission which proposed ordinance was designated as Bill No. X-75-02-17; and,

WHEREAS, said ordinance was referred to the City Plan Commission for their recommendation and approval; and,

WHEREAS, the City Plan Commission, at their regular meeting held May 27, 1975, did review said proposed ordinance.

BE IT RESOLVED that said resolution and ordinance was approved by the Fort Wayne City Plan Commission at their regular meeting held May 27, 1975.

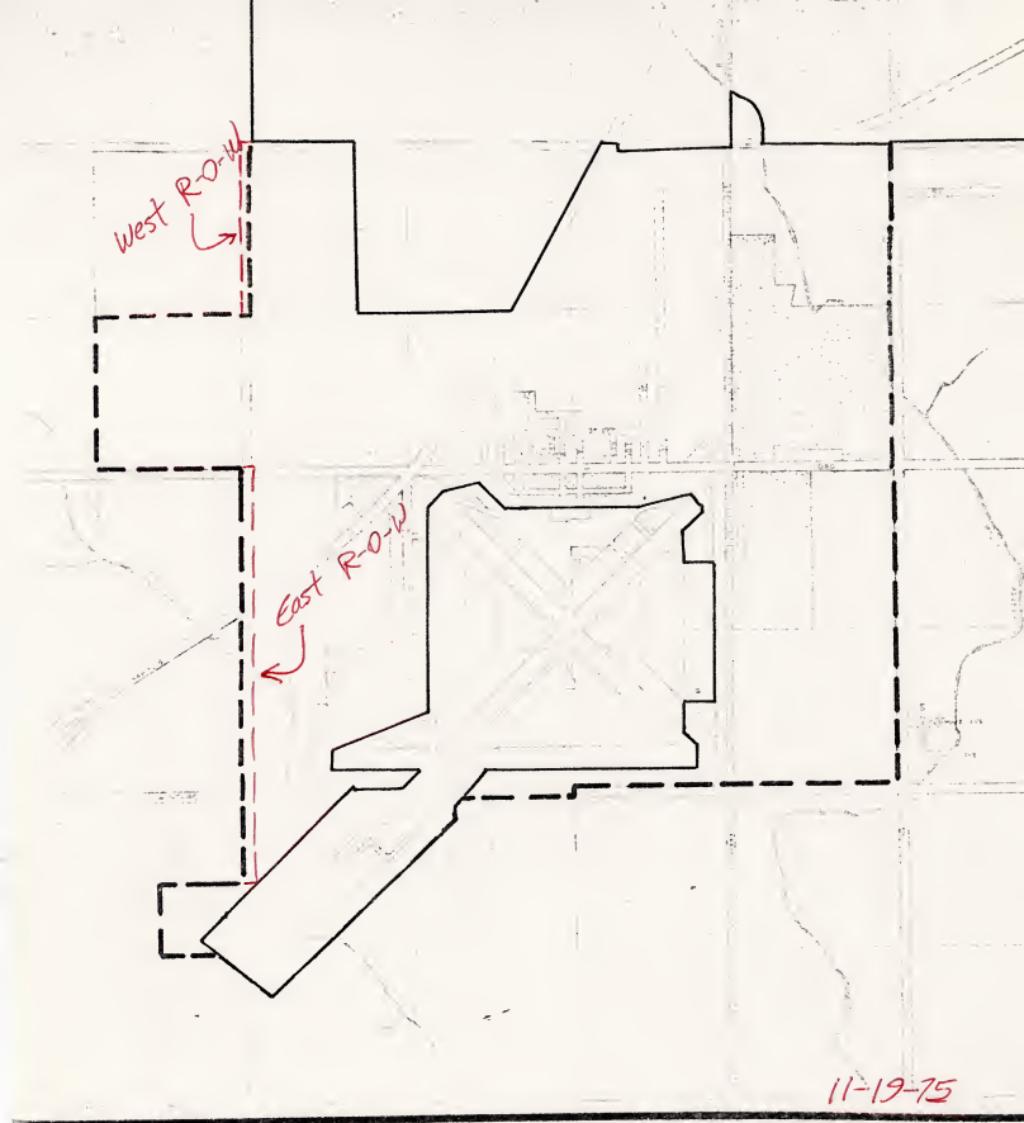
BE IT FURTHER RESOLVED that the secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held May 27, 1975.

Certified and signed this  
30th day of May, 1975.



\_\_\_\_\_  
Charles N. Hall  
Secretary



— PRESENT CITY LIMITS

-- AREA PROPOSED TO BE ANNEXED

# Memorandum

To Howard Doughty, City Plan Commissioner

Date November 18, 1975

From Philip R. Boller, Water Pollution Control

Subject Bear Field Area Annexation Ordinance Rewrite

COPIES TO:

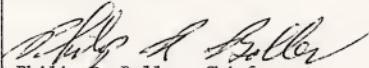
Howard:

As you verbally requested on November 17, 1975, attached is a rewritten legal description for subject annexation that deletes the following specified areas you requested.

- A. The area west of Smith Road between State Road #1 and Ferguson Road.
- B. Northeast quarter of Section 6, Township 29 north, Range 12 east.

Should you require any further assistance, please feel free to contact Duane Embury, and or the undersigned.

Yours truly,



Philip R. Boller, Chief  
Water Pollution Control

PRB/DE/klr

attachment

LEGAL DESCRIPTION  
INCLUDES SMITH  
ROAD SOUTH OF  
DALMATION ROAD.

S. LINE FRL N 75 N 75 52

BAER FIELD ANNEXATION AREA

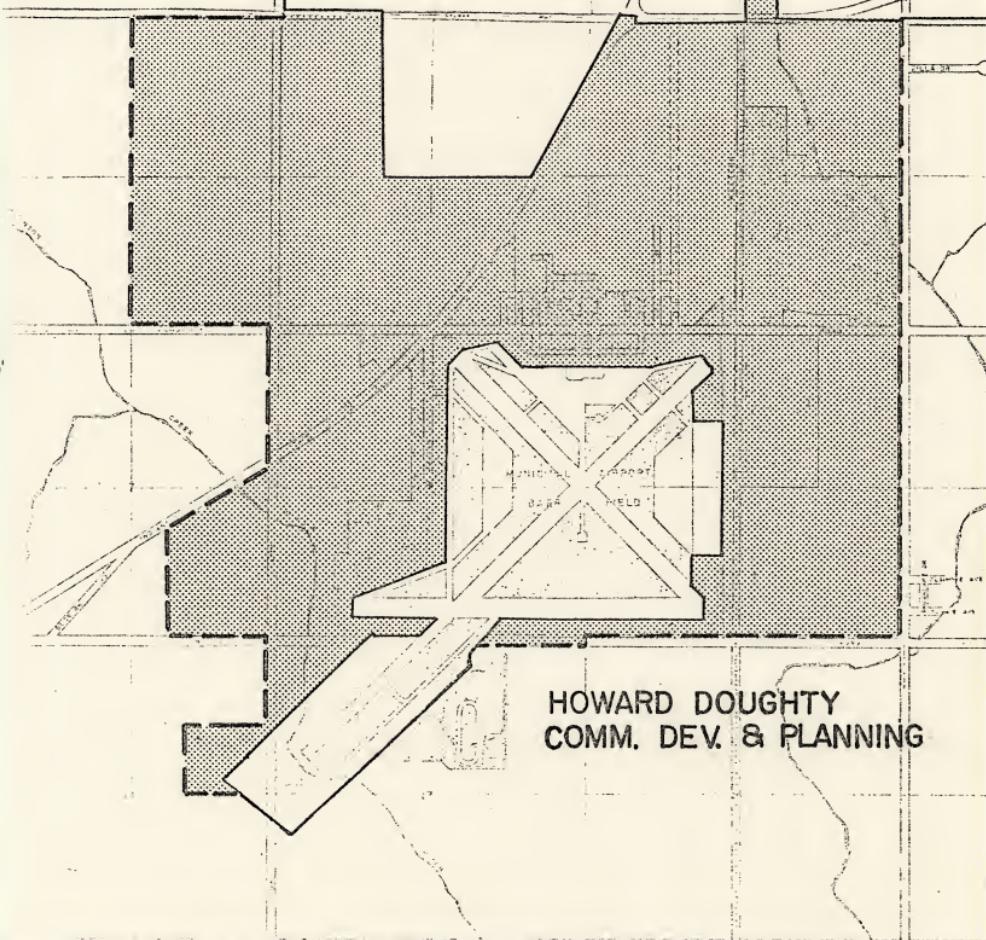
## LEGAL DESCRIPTION FOR ANNEXATION OF BAER FIELD AREA

Beginning at the intersection at the West right-of-way line of Bluffton Road (State Road #1) and the South line of Section 33, Township 30 North, Range 12 East; thence, South along the existing West right-of-way line of Bluffton Road (State Road #1) to the intersection of the South line of the fractional North half of the North half of Section 4, Township 29 North, Range 12 East; thence, West along said South line of the fractional North half of the North half of said Section 4 to the East right-of-way line of the Norfolk and Western Railroad (Formerly N.Y.C. and St. Louis Railroad); thence, South along said East right-of-way of Norfolk and Western Railroad to the intersection of the South right-of-way line of Ferguson Road; thence, East along said South right-of-way of Ferguson Road to the intersection of the West right-of-way line of Bluffton Road (State Road #1); thence, South along the said West right-of-way line of Bluffton Road (State Road #1) to the North right-of-way line of Winters Road; thence, Westerly along the North right-of-way line of Winters Road to the West line of the East  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 8, Township 29 North, Range 12 East; thence, due South to the South right-of-way line of Winters Road; thence, West to the corporate limits of the City of Fort Wayne as established by Annexation Ordinance X-14-68; thence, following said boundary of said corporate limits South 43 degrees 57 minutes West 296.2 feet; thence, South 140 feet; thence, South 43 degrees 57 minutes West 4,339.5 feet; thence, North 43 degrees 57 minutes West 290.1 feet to the West line of Section 17, Township 29 North, Range 12 East; thence, South along said West line of said Section 17, 71.0 feet; thence, North 43 degrees 57 minutes West 1,005.86 lineal feet to the intersection with the South line of the Northeast  $\frac{1}{4}$  of Section 18, Township 29 North, Range 12 East; thence, West along the said South line of the Northeast  $\frac{1}{4}$  of said Section 18, a distance of 892.7 feet; thence, North 00 degrees 24 minutes and 30 seconds East, a distance of 1,194.5 feet; thence, South 86 degrees 17 minutes East, a distance of 1,564.3± lineal feet to the West right-of-way line of Smith Road; thence, North along the West right-of-way line of Smith Road to the intersection with the North right-of-way line of Ferguson Road; thence, West along the North right-of-way line of Ferguson Road to the West line of the Southeast  $\frac{1}{4}$  of Section 6, Township 29 North, Range 12 East; thence, North along the West line of said Southeast  $\frac{1}{4}$  of Section 6 to the intersection with the North line of the Southeast  $\frac{1}{4}$  of Section 6, Township 29 North, Range 12 East; thence, East along the North line of said Southeast Quater of Section 6 to the West right-of-way line of Smith Road; thence, North along the said West right-of-way line of Smith Road to the intersection with the South right-of-way line of Dalman Road; thence, due East along the

extended South right-of-way line of said Dalman Road to the intersection with the East right-of-way line of Smith Road; thence, due North along the extended East right-of-way line of Smith Road to the intersection with the North right-of-way line of Dalman Road being the corporate limits of the City of Fort Wayne as established by Annexation Ordinance X-01-73; thence, East  $1700\pm$  L.F. along the North right-of-way line of Dalman Road to its intersection with the Northerly extension of the West property line of space now or formerly owned by Donald Richard Buskirk, et al, as recorded by Instrument Number 72-2394; thence, South along the West property line of said space now or formerly owned by Donald Richard Buskirk, et al,  $1700\pm$  L.F. East of and parallel to the West line of Section 5, Township 29 North, Range 12 East, to the intersection with the South line of the North  $\frac{1}{2}$  of said Section 5; thence, East along said South line of the North  $\frac{1}{2}$  of Section 5, to its intersection with the West right-of-way line of Indianapolis Road (State Road #3); thence, Northeasterly along the West right-of-way line of said Indianapolis Road (State Road #3) to its intersection with the South line of Section 33, Township 30 North, Range 12 East; thence, East along the South line of said Section 33, a distance of  $111\pm$  L.F. to the Easterly right-of-way line extended of Indianapolis Road (State Road #3); thence, South along the Easterly right-of-way line of said Indianapolis Road (State Road #3) to a point located 85 feet South of the North line of Section 4, Township 29 North, Range 12 East; thence, East along a line 85 feet South of and parallel to said North line of Section 4, Township 29 North, Range 12 East, to the intersection with the Southerly projection of the East line of the Southwest  $\frac{1}{4}$  of Section 33, Township 30 North, Range 12 East; thence, North along said projected line and along the East line of the Southwest  $\frac{1}{4}$  of Section 33, Township 30 North, Range 12 East, to the intersection with the centerline of Harber Ditch; thence, Southeasterly along the centerline of said Harber Ditch to its intersection with the South line of said Section 33, Township 30 North, Range 12 East; thence, Easterly along said South line of said Section 33 to its intersection with the West right-of-way line of Bluffton Road (State Road #1) being the point of beginning.

Said aforescribed area being contiguous or encompassing the present corporate limits of the City of Fort Wayne as described by X-01-73; X-11; X-34-70; X-10; and X-14-68 and containing  $2570\pm$  acres.

# BAER FIELD ANNEXATION STUDY



HOWARD DOUGHTY  
COMM. DEV. & PLANNING

LEGAL DESCRIPTION FOR ANNEXATION OF:

BROOKWOOD GOLF CLUB AND AREA NORTH

Beginning at the intersection of the West right-of-way line of Bluffton Road (State Road #1) with the intersection of the South line of the fractional North half of the North half of Section 4, Township 29 North, Range 12 East; thence, West along said South line of the fractional North half of the North half of Section 4 to the East right-of-way line of the Norfolk and Western Railroad (Formerly N.Y.C. and St. Louis Railroad); thence, South along said East right-of-way of Norfolk and Western Railroad to the intersection of the South right-of-way of Ferguson Road; thence, East along said South right-of-way of Ferguson Road to the intersection of the West right-of-way line of Bluffton Road (State Road #1); thence, North along said West right-of-way line of Bluffton Road (State Road #1) to its intersection with the South line of the fractional North half of the North half of Section 4, Township 29 North, Range 12 East being the point of beginning. containing 240± acres.

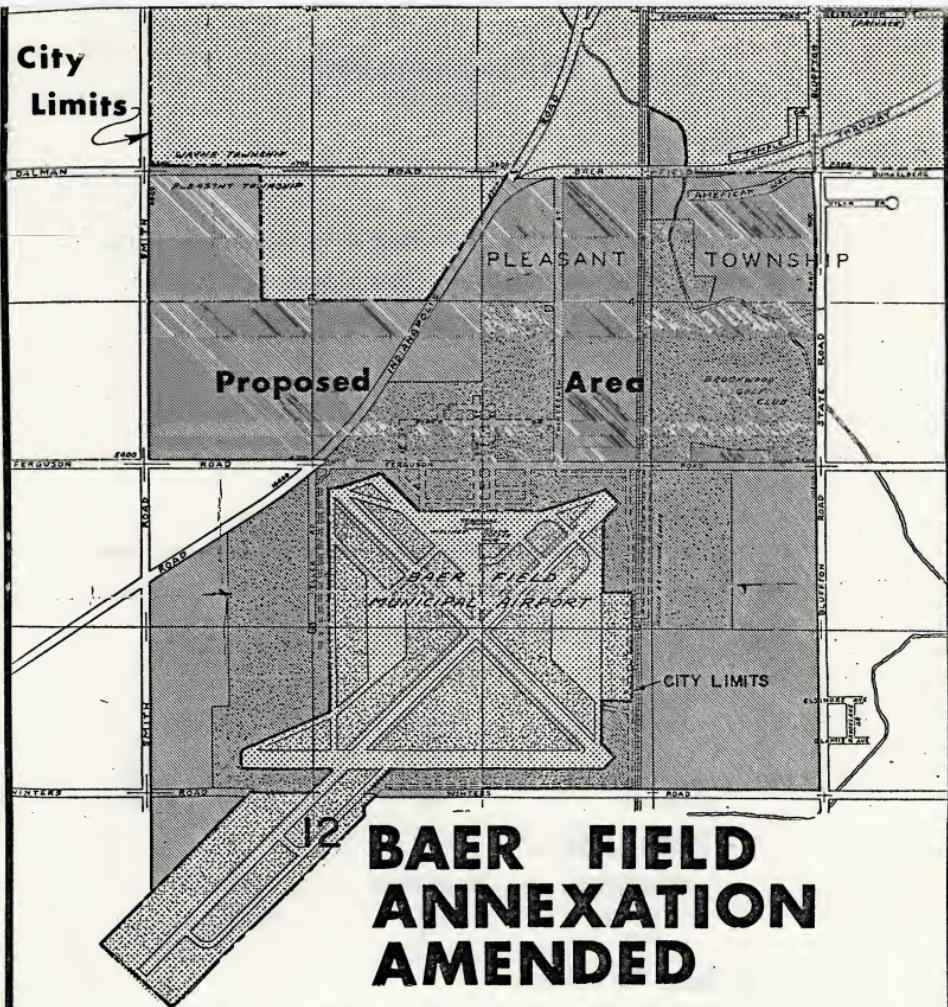
Amendment to  
+ 75-02-17

Lebanon - 44xx Kentonworth  
Hannigan

|                            |         |             |
|----------------------------|---------|-------------|
| John Kelly -               | 300.    |             |
| Beth Howard -              | 378.000 | 825 - 1963  |
| Lynn Dechman               | 26.000  | 804         |
| Gary Rickner               | 26.000  | 5.926 1968  |
| Barrett Bennett - McGaughy | 450.000 | 185 Acres   |
| Police Protection          | - 9.700 |             |
| \$ 43.000                  | 10.400  | Taylor Park |
|                            | 126.000 | Mc Miller   |

Charles Marashie

## **City Limits**



# **BAER FIELD ANNEXATION AMENDED**

**Bill No. X-75-02-17  
Ordinance No. X-  
Effective Date**

**C D & P**

# BAER FIELD ANNEXATION AMENDED

DECEMBER 1976

## I. BASIC DATA:

### A. LOCATION

Generally located as follows: South of the present City limits on Dalman Road and Baer Field Thruway, East of Smith Road, North of Winters Road, and West of Bluffton Road. (Map & Legal Description Attached)

### B. SIZE

Approximately 1,949 acres or 3.04 square miles.

### C. POPULATION

Using the 1970 census tract density figures for this area, there are 3.4 persons per housing unit. With 45 dwelling units in the area, an estimated 153 people live in this area.

### D. BUILDINGS

| Type        | Number | Condition        |
|-------------|--------|------------------|
| Industrial  | 21     | Excellent - Fair |
| Commercial  | 35     | Excellent - Fair |
| Residential | 45     | Excellent - Good |

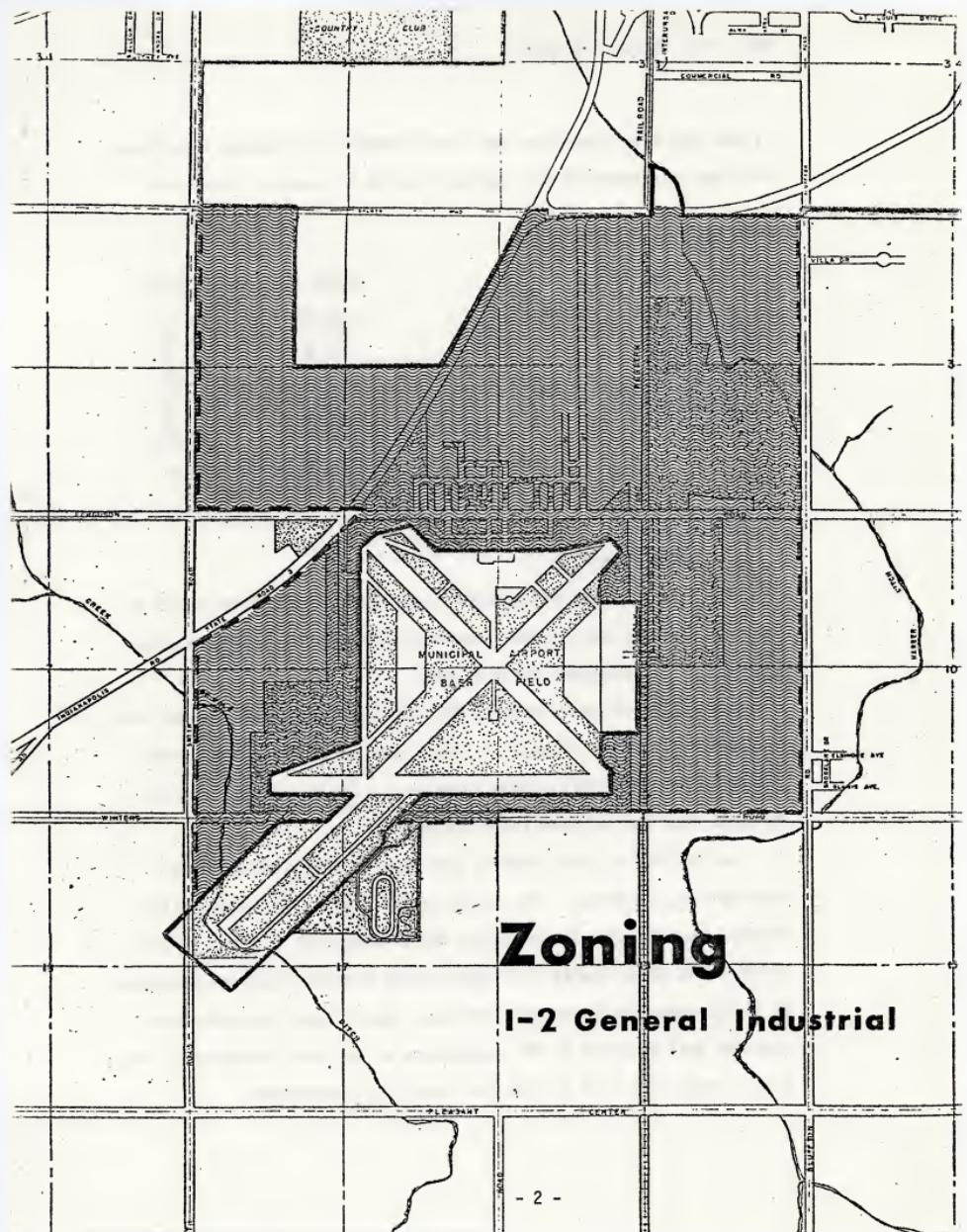
### E. STREETS & POADS

| Jurisdiction | No. of Miles | Condition        |
|--------------|--------------|------------------|
| County       | 5.9          | Poor - Excellent |
| City         | .13          | Excellent        |

### F. ZONING (MAP ATTACHED)

Presently 100% of the 1,547.6\* acres of land located within the area is classified, as I-2 General Industry, under the zoning laws of the county. Upon annexation, the land shall be in the territorial jurisdiction

\* Additional 401.7 acres in streets and roads



# Zoning

## I-2 General Industrial

of the City Plan Commission and shall automatically become classified with the corresponding city zoning district M2, General Industrial.

#### G. LAND USE

| Type                   | Acres        | Percent      |
|------------------------|--------------|--------------|
| Agricultural or Vacant | 1,142.09     | 58.59        |
| Recreational           | 215.7        | 11.06        |
| Residential            | 48.0         | 2.46         |
| Industrial             | 128.8        | 6.60         |
| Public or Semi-Public  | 7.0          | .35          |
| Commercial             | 6.0          | .30          |
| Streets or Roads       | <u>401.7</u> | <u>20.60</u> |
|                        | 1,949.2      | 100.0        |

#### H. LAND USE PLAN

##### 1. Growth Potential:

This area is prime agricultural land. Most dwelling units are on farms or line the major roads. No major residential development has occurred or is projected for this area.

Baer Field was constructed in the 1940's and now dominates the area. Brookwood Golf Course occupies a large tract northeast of Baer Field.

Access is provided by State Highways 1 & Old State Road 3 and by Ferguson Road and the Baer Field Thruway.

The 1963 Master Plan suggests that most of this area should be developed as industrial. The decade of the sixties saw substantial growth. Now the area is one of the major industrial clusters in the county. The Allen County Soil Conservation Service states that because of a high water table and poor drainage, special on-site corrective measures must be taken in the preparation of building foundations. The S.C.S. rates this area as fair for industrial development.

## II. URBAN SERVICES:

### A. WATER

Except for a 16' main lying next to the Baer Field Thruway, the City does not service this area. Commerce and industry surrounding Baer Field are served by a system of wells constructed by the Army Air Force when this field was a U.S. Army Base during World War II. This well system is still in operation and under the jurisdiction of the Fort Wayne Board of Aviation. The City of Fort Wayne's existing mains located nearby and to the north of the area are less than 10 years old with most of them less than 5 years old. Their condition is excellent and no substantial repairs are contemplated in the future. Consequently maintenance costs would be minimal, if non-existent. A full main network is proposed in the Three Rivers Master Water Plan of 1972. No specific timetable for implementation has been developed. However, additions to the network can be constructed as development in the area requires. The development of a total system would eventually cost \$1,651,065 in dollars to install. This cost would be borne by the users and the water utility.

### B. SEWERS

Interceptor extentions proposed to serve this area in the Three Rivers Coordinating Council's Master Sewer Plan would cost \$497,400 in 1974 dollars. This is a long term cost - present demand in the area is satisfied by existing 15"main along 13th Street. In addition to these interceptors, 720 acres in low areas located in the southwest part of the study area will eventually require pumping stations which are estimated to cost users an approximate \$110.00 per acre additional.

For full interceptor development as mentioned, \$297,678 would be provided by the City and the remaining \$199,722 would be provided by the users located within the annexed area. Normally users pay for the total project, but serving this area with sewers would require line extention along a ditch which is neither in the city limits nor in the proposed area for annexation. Based on past experience and projected growth trends for the subject area, it is recommended that \$30,000 per year be budgeted (under capital) for sanitary sewer interceptor oversizing and extensions, and that \$20,000 per year be budgeted (under operating) for catch basin and sewer cleaning and miscellaneous and repairs.

#### C. STREETS & ROADS

The streets and roads in this area vary in condition from poor to excellent. Baer Field Thruway is a four lane highway in excellent condition under city and county jurisdiction. State Road #3 is under State jurisdiction and is in good condition. 13th Street was recently completed in 1975 with the financial assistance of \$25,000 from the Fort Wayne Board of Aviation and \$59,129.46 from the City of Fort Wayne. These figures represent approximately 50% of the total cost for the construction of 13th Street. The remaining streets and roads would require maintenance in the near future.

The average cost to provide this service is \$1,500 per mile. This area containing approximately 6.0 miles of roads would cost about \$9,000 annually to maintain.

The Board of Aviation plans to extend the northwest runway requiring the closing of Ferguson Road and Old State Road 3 (Baer Road). Final

plans have not yet been developed, but preliminary plans proposed rerouting this traffic on Dunkelberg and Smith Road. Such a project would necessitate major improvements to Dalman and Smith as they are presently gravel and totally inadequate for this volume of traffic. No cost estimates have been prepared, but it is estimated that improvements on Dalman and Smith will exceed \$300,000. Division of cost has not been determined, but logically would be borne between the Board of Aviation and local unit of Government having jurisdiction over the respective streets.

D. POLICE PROTECTION

Five officers and one vehicle would be required to protect this area. The per year operational cost is \$10,500 per officer and \$5,500 per vehicle, so total yearly operational cost would be \$58,000.

E. FIRE PROTECTION

The Fire Department could adequately service this area within its present response criteria with the existing city station located on the Bluffton Road. Land to the extreme south of the area would require additional response time which is acceptable to the Department in view of the low density there.

Substantial future development would require either a mini-pump station or a regular pump station.

Establishing a mini-pump station entails a \$30,000 expenditure for equipment, a \$70,000 per annum cost for personnel, and the housing costs are flexible.

If the Fire Department elected to build a regular station in this area, the City would need a capital expenditure of \$200,000 for land and building, \$90,000 for fire fighting equipment and approximately

\$110,000 per annum for personnel.

#### F. STREET LIGHTING

Upon annexation this area would require 15 lights mounted on existing wood poles located at major intersections. At \$150.00 per light, the initial cost of lighting the area would be \$2,250.

The approximate yearly operational cost for supplying street lights is \$158.00. Ninety percent of this cost is for power - the other ten percent is for maintenance.

#### G. TRAFFIC CONTROL

Extension of the fire alarm system with a radio alarm would cost \$52,000. A traffic signal is foreseen at 13th Street and the Ferguson Road possibly within three years; its cost would be \$30,000 thus the initial cost of annexing this area would be \$82,000.

Annual costs would be \$2,250; \$2,000 of this is for painting and \$250.00 is for maintaining signs.

#### H. GARBAGE COLLECTION

Under the terms of the present contract, the cost of garbage collection in this area would be \$990.00 per year. This figure is based on 45 single family units at a cost of 22.00 per year.

#### I. SCHOOLS

This area is served by the Fort Wayne Community School System.

#### J. EMERGENCY MEDICAL SERVICES

The proposed annexation can be adequately covered by using resources currently being used to cover the Waynedale area.

#### K. ADMINISTRATIVE COSTS

Included in this category are several departments of the municipality which provides various services, not measurable in terms of dollars and cents.

Examples are:

City Park Board, Civil Defense, Human Relations Commission, Urban Renewal, Planning, Humane Shelter, and smaller departments such as the Traffic Sign Shop.

The costs of the proposed annexation to these departments is difficult to determine since the services they provide are of a more general city-wide nature. Consequently, no estimate is given concerning the cost to these departments. However, all of these services would be available immediately to the area upon annexation to the City. In fact, some of the services are probably already being utilized by the residents of this area, even though they are outside of the Corporate Limits.

(The City Park Board is a case in point.)

There are other municipal administrative costs which cannot be directly related to the size or demand of an area. These costs include such things as the Mayor's Office, City Council, Attorney's Office, City Clerk, Board of Public Works, and City Controller.

### III. FINANCIAL SUMMARY:

#### ASSESSED VALUATION

\$2,716,780 - Land & real estate for total annexation area.

\$9,504,880 - property for FWPTC Pleasant

\$12,221,660 - Total Assessed Valuation\*

\* This excludes a rather insignificant amount representing the assessed valuation of personal property in Pleasant Twp outside of the PTC taxing district.

Tax rates vary within the annexation area, but the City would receive approximately \$3.59 per \$100. This totals \$438,757.

EXPECTED REVENUE

|                        |                   |
|------------------------|-------------------|
| Property Tax           | \$ 438,757        |
| Cigarette Tax          | 0**               |
| Alcohol Gallonage Tax  | 0**               |
| Gasoline Tax           | 0**               |
| Total Expected Revenue | <u>\$ 438,757</u> |

| <u>TO BE SUPPLIED</u> | <u>CAPITAL</u>   | <u>OPERATING</u> |
|-----------------------|------------------|------------------|
| Traffic Control       | \$ 82,000a       | \$ 2,250         |
| Streets               |                  | 9,000            |
| Street Lighting       | 2,250            | 158              |
| Sewers                | 30,000b          | 20,000           |
| Water                 |                  |                  |
| Police Protection     |                  | 58,000           |
| Garbage Collection    |                  | 990              |
| Fire Protection       |                  |                  |
|                       | <u>\$114,250</u> | <u>\$ 90,398</u> |

FIVE YEAR SUMMARY

| <u>Year</u>    | <u>Expenditure</u> | <u>Revenues</u> | <u>Annual Gain</u> |
|----------------|--------------------|-----------------|--------------------|
| 1              | \$ 149,981c        | \$ 438,757      | \$ 288,776         |
| 2              | 147,731d           | 438,757         | 291,026            |
| 3              | 147,731d           | 438,757         | 291,026            |
| 4              | 120,398e           | 438,757         | 318,359            |
| 5              | <u>120,398e</u>    | <u>438,757</u>  | <u>318,359</u>     |
| Five Year Gain | \$ 686,239         | \$2,193,785     | \$1,507,546        |

a Required over a three year period.

b Per year expenditure.

c Capital \$59,583 - Operating \$90,398

d Capital \$57,333 - Operating \$90,398

\*\* No additional revenue will be received until the 1980 or a special census is conducted.

#### IV. SUMMARY AND RECOMMENDATION:

In evaluating the amended Baer Field Annexation, the City must ensure that it meets the criteria for annexation as established by the Indiana Statutes. The Statutes state that:

1. THE AREA PROPOSED FOR ANNEXATION MUST HAVE AT LEAST ONE EIGHTH (1/8) OR 12% OF ITS AGGREGATE EXTERNAL BOUNDARIES COINCIDE WITH THE BOUNDARIES OF THE ANNEXING CITY:

This area is contiguous to the existing corporate limits on the north by approximately 14,385 feet or 25% of its external boundary. The area is also continuous by an internal boundary (Baer Field) of an additional 25,015 feet, for a total contiguous area of 39,390 feet, or approximately 70%.

2. A. THE RESIDENT POPULATION OF THE AREA SOUGHT TO BE ANNEXED IS EQUAL TO AT LEAST THREE (3) PERSONS FOR EACH ACRE OF LAND INCLUDED WITHIN ITS BOUNDARIES OR  
B. THAT THE LAND IS ZONED FOR COMMERCIAL, BUSINESS OR INDUSTRIAL USES OR  
C. THAT SIXTY PER CENT (60%) OF THE LAND THEREIN IS SUBDIVIDED: The area is presently zoned all 1-2 General Industrial under the adopted county zoning ordinance, thus meeting criteria 2B.

3. THE CITY HAS DEVELOPED A FISCAL PLAN TO FURNISH THE TERRITORY, WITHIN A PERIOD OF THREE (3) YEARS, GOVERNMENTAL AND PROPRIETARY SERVICES:

City Services such as police and fire protection, road maintenance, garbage collection, etc., would commence upon annexation.

Other services such as water and sanitary sewers would be provided as property owners submit petitions for their installation in compliance with established policies and laws.

Fort Wayne City Council has established additional annexation criteria in addition to the States.

**1. THE AREA PROPOSALS FOR ANNEXATION MUST HAVE A UNITY OF INTEREST WITH THE MUNICIPALITY:**

Most of the proposed area has been proposed for acquisition by the Fort Wayne Airport, whereupon the City of Fort Wayne will be making improvements with the area. Approximately twenty-five percent (25%) of the annexation area is owned or controlled by the City.

**2. THE ADVANTAGES TO THE PROPOSED ANNEXATION MUST OUTWEIGH THE DISADVANTAGES:**

Business and residents of the area would experience an increase in taxes. This increase, however, would be offset by the provision of municipal services to the area, some of which they have already received, such as the improvements to 13th Street and the Baer Field Expressway.

**3. THE ADVANTAGES TO THE CITY MUST OUTWEIGH THE DISADVANTAGES:**

The City would continue to realize a normal, active growth. All projections indicate that the Fort Wayne urbanized area is and will continue to grow into the foreseeable future. This growth can only be accommodated by the provision of additional utility service and by improving present transportation facilities. The cost of these services must be borne by those who demand it. Annexation is one way of insuring that the costs of this growth are distributed equitably. To insure that the proper planning of these additional services is done

thoroughly and efficiently, areas such as this must be included. The airport is vital to the city, and it is ever-spreading, and requires municipal control for its orderly and efficient expansion.

**4. THE DEFICIT OF INCOME AGAINST EXPENSE TO THE CITY MUST NOT BE UNREASONABLE:**

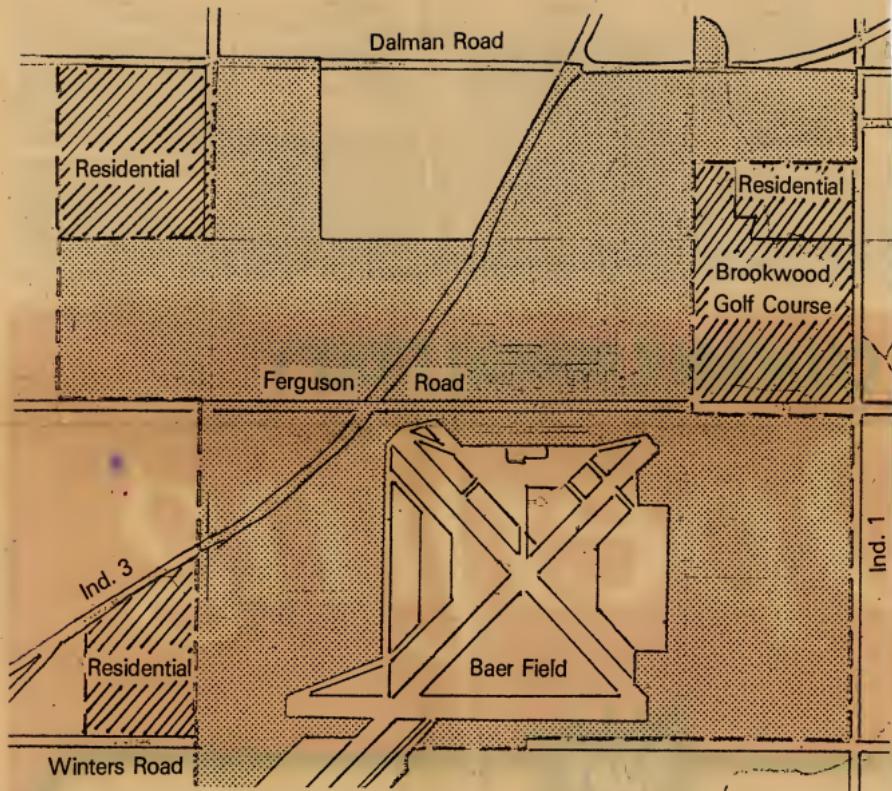
Through annexation the city would realize a net gain in income. The excess of revenue over expenditure would average \$301,509 per annum and would total \$1,507,546 in the first five years. This net gain can be used to provide another municipal service to the area as needed.

**5. THE CITY MUST DESIRE TO ANNEX THE AREA:**

The area is bordered by the City on the north and the south, and this area represents a normal, logical extension of the City, and has the potential for absorbing needed growth.

It is with these thoughts in mind that the Department of Community Development and Planning recommends that this area be annexed into the City of Fort Wayne, as it meets the established criteria.

Annexation Ordinance No. X-02-75, entitled "An Ordinance annexing certain territory to the City of Fort Wayne and including the same in Councilmanic District No. 4", is being amended because of a scrivener's error: The description as furnished by the Department of Planning contained built in inconsistencies and the ordinance would have been subject to attack in the courts on the ground that it was impossible to determine what real estate was being annexed. The amendment corrects this and shows clearly what real estate is being annexed.



### Signals changed again

City Council's annexation committee voted last night to include the previously deleted Brookwood Golf Course and surrounding land (striped areas on the right) in the Baer

Field area proposed for annexation shown on this map. Residential areas indicated by striped areas on left were not reincorporated in new proposal.

# Consultant Cites Air Authority Need

By ROGER METZGER

An airport authority is the only solution to Fort Wayne's aviation "dilemma," an industry planning consultant said Wednesday.

Larry Donoghue, who prepared master plan studies for Baer and Smith fields, told the Fort Wayne Future Government Task Force he didn't believe the City could fund necessary expansion and improvements without the taxing and bonding powers of an authority.

"Fort Wayne is in a dilemma in that its airport has been self-supporting for a long time," Donoghue said.

"But now it's getting old and tired," he added. "If you don't have a good airport today, the community is going to suffer for it ... somebody else with better facilities will steal the market."

Donoghue described an airport authority as an independent body operating solely with the responsibility for aviation and not in competition for dollars with other community needs.

Authorities, he said, generally operate with less political interference than boards such as the City has and "move quicker ... and accomplish more."

An advantage Donoghue cited is that authority members usually serve full appointed terms, often several successive terms, while those named to municipal boards may be replaced by political whim. "Our previous experience was this board (Fort

Wayne's) changed about 100 per cent in a short time," he added, referring to several replacements during the administration of former Mayor Ivan A. Lebamoff.

The consultant said airport authorities can be structured on the City, County, City-County, multi-County or bi-State levels.

A multi-County authority can build a strong system of

airports, Donoghue noted, because profitable operations can finance weaker airports in the same jurisdiction and upgrade them to money-making ventures.

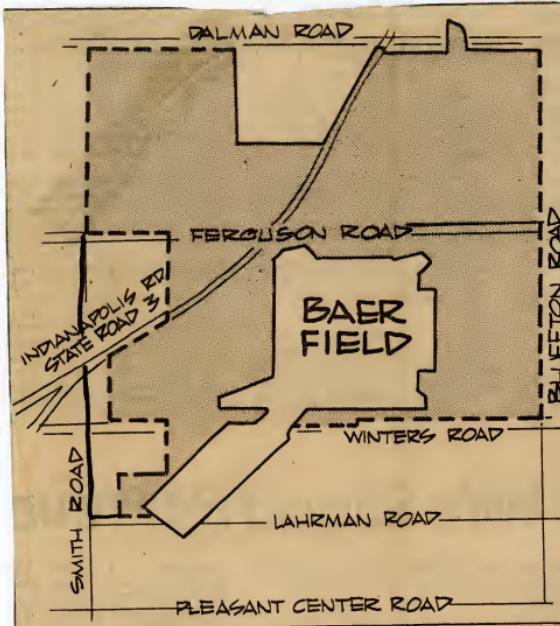
Donoghue said the matter of establishing an airport authority locally should be thoroughly pursued in the next two years in preparation for improvements that should be started then.

"I urge you to move quickly with regard to acquiring additional land," Donoghue stated.

"Land around airports inflates much more quickly than anything else," he said. "The value of land around Chicago's O'Hare Field increased five times in 10 years ... I expect land around Baer Field would go up at least 10 times in value by 1990."

Opponents may claim they would receive no benefits from being included in an airport authority tax base, the consultant said.

"You have to demonstrate the value," Donoghue stated. "It's like fire protection ... you don't think it's doing you any good until you personally need the service."



Art Work By N-S Artist Jerry Stewart

### *Annexation Proposed*

City Council Tuesday will receive an ordinance calling for annexation of 3.8 square miles of land surrounding Baer Field. Baer Field itself is owned by the

City and is considered within its boundary. The gray area illustrated on the map shown here is the land proposed for annexation.

## Council Eyes Baer Annex Bill

By GARY GRAHAM

The City of Fort Wayne wants to annex approximately 8 square miles of land surrounding Baer Field, gaining control over land required for potential airport expansion. An ordinance calling for annexation is among eight bills scheduled for introduction at City Council's regular meeting at 8 p.m. Tuesday.

The ordinance is being requested by the Department of Community Development and Planning.

The land that would be annexed is generally bound by the Alman and Dunkelberg roads on the north, Smith's road on the west, Bluffton road on the east, and Winter road on the south.

Costs involved in delivering city services to the new area would amount to \$711,989 over five years, while new property tax revenue would amount to \$80,390, for a net gain of \$8,401 over five years.

The Community Development and Planning staff prepared a study on the annexation report and wrote the ordinance for consideration.

The ordinance notes that defeat of the bill would mean direct control over land required for potential airport expansion will be lost." The ordinance also notes additional revenue would not be forthcoming.

The staff's study explains the area contains 2,449 acres or approximately 3.83 square miles. The area contains

dwelling units, with an approximate population of 207 persons. The area contains 35 commercial buildings and 22 industrial buildings.

ap- The total assessment of the  
207 area is \$4,347,600.

Extending the City water system to adequately cover the new area would cost approximately \$1,651,065, the report notes, with the cost "borne by the users and the water utility."

Extending street lights, police and fire protection, garbage collection, and other city services would cost \$711,989 over five years, with the new property tax revenue amounting to \$780,390.

The report acknowledges the disadvantage of higher property taxes for the landowner, but says the benefits of the new system are clear.

more services to the area.

In other ordinances, Council will be asked to transfer \$275,000 from the Redevelopment District Capital Fund to a special land account to permit acquisition of land for the Main Street Project.

Anthony Caruso, redevelopment director, said today he is not ready to acquire land but wants to have the money in the proper account "if and when" his department moves on the project.

Council also will receive an ordinance calling for an increase in water rates for City customers. Rates are expected to increase about 18

W AND D INVESTMENTS  
SUITE 103 • 2420 COLISEUM BLVD., NORTH  
FORT WAYNE, INDIANA 46805  
219-484-4178

March 19, 1975

Mr. Edward G. Kamnikar, CPA  
City Controller  
City-County Building, Room 930  
One Main Street  
Fort Wayne, Indiana 46802

Dear Mr. Kamnikar:

We own 45 acres bordered on three of its four sides by Route 3, Smith Road and Ferguson Road (see Attachment V). It is a most desirable plot with a house, barn, garage and two other substantial buildings.

This property was bought by us in 1972 as an investment with full intention on our part of subdividing and commercially developing it (see layout Attachment VI by Orrin Sessions done in 1973). We have done a great deal of work on possibilities of putting in a motel/hotel on a parcel of the land — to that end we have had most serious discussions with Rodeway Inns.

Additionally, we had been in discussions to sell a choice parcel for about \$5000 per acre. Our understanding is that the land would be used for a manufacturing/warehouse operation for a local business.

As you can readily understand, as soon as the news came out that indicated expansion of the Baer Field facilities which would call for take over of property, including our 45 acres, all negotiations ceased.

It appears to us that the growth of Baer Field and use of our 45 acres to that end is inevitable, and we face that reality. Being businessmen that travel by air frequently, we even recognize the need. But it does leave us in an awkward position. Do we pursue with others future disposition of the property? Do we follow through with subdividing; putting more money into it in terms of building construction for warehousing, etc? This of course would also increase the value of the property substantially and cost the Board of Aviation unduly for buildings that would be of no use to Baer Field.

**W AND D INVESTMENTS**  
SUITE 103 • 2420 COLISEUM BLVD., NORTH  
FORT WAYNE, INDIANA 46805  
219-484-4178

-page two-

We do presently have income coming in from the property which averages approximately \$6500 per annum. This comes from rental of the house as a residence, rental of the barn and the other two major buildings for storage for local business'.

We believe the property value to be in excess of \$158,500 and continuously increasing in value. It also seems reasonable that no matter what happens with Baer Field by adding substantial buildings, our income and the value of the property would increase.

But, it is our considered opinion that if we applied our resources and energies on other avenues we would have something more meaningful and long lasting for ourselves and our families.

Yours truly,

*Lloyd M. Doehrmann*

Lloyd M. Doehrmann

LMD:clk

cc: C. A. Wilson

ATTACHMENT I

- Area property is priced at \$3000 per acre
- When land is bordered and accessible by at least two paved roads, the value is increased by **at least one third (33%) or as much as fifty percent**
- At least 45% of the property meets the requirement of the two road access (see layout)

$$\begin{array}{r} @ 33\% \\ \hline 45 \text{ acres} \times 3000 = 135,000 \\ + 20.5 \times (3000 \times .33) \\ \therefore 135,000 + (20.5 \times 990) \\ \text{or } 135,000 + 20,295 = \end{array}$$

**\$155,295**

$$\begin{array}{r} @ 50\% \\ \hline 45 \text{ acres} \times 3000 = 135,000 \\ + 20.5 \times (3000 \times .50) \\ \therefore 135,000 + (20.5 \times 1500) \\ \text{or } 135,000 + 30,750 = \end{array}$$

**\$165,750**

∴ MIDPOINT

$$\begin{array}{r} 165,750 \\ 155,295 \\ \hline 2 \boxed{10,455} \text{ Difference} \\ 5,227 \text{ Split Difference} \\ \hline 155,295 \\ \hline \boxed{160,522} \end{array}$$

OR

- Area property is priced at \$3000 per acre
- Building value (replacement) is additional

$$3000 \times 45 = 135,000 + 47,400 = 182,000 \\ (\text{house} = 37,400 / \text{barn} = 10,000)$$

NOTE: Annual Income Minimum \$6500

## PLEASANT

WAYNE

12

748

|                   |                                |                        |                       |                              |
|-------------------|--------------------------------|------------------------|-----------------------|------------------------------|
| PREMIUM<br>NOTICE | Policy Number<br>14 085-4769 3 | Amount Due<br>\$290.00 | Date Due<br>MAR 30 75 | STATE FARM INSURANCE COMPANY |
|-------------------|--------------------------------|------------------------|-----------------------|------------------------------|

AGENT'S COPY

INSURER

WILSON, C.  
1416 WOODMOOR DR  
FORT WAYNE IN

46802

INSURED

MORTGAGEE

2553

CASSELL, HARRY  
10914 STATE RD 3 S  
FORT WAYNE IN

46802

STATE FARM FIRE AND CASUALTY COMPANY  
P.O. BOX #1615  
WEST LAFAYETTE, INDIANA 47902

## Attention Agent

Please urge this policyholder to pay his premium by the Date Due. Help us avoid sending a cancellation notice on this policy. Impress on him the importance of maintaining continuous coverage. All too often, losses happen when policies are not in force.

|                                      |                              |
|--------------------------------------|------------------------------|
| STATE FARM FIRE AND CASUALTY COMPANY | STATE FARM INSURANCE COMPANY |
| EXTENSION NOTICE PREPARED JAN 30 75  | AUGUST                       |

RESIDENTIAL FIRE POLICY 14 085-4769 JOHNSON JEFFREY C  
WILSON, C. 10914 STATE RD 3 S

|                              |                      |  |
|------------------------------|----------------------|--|
| ANNUAL PREMIUM<br>AMOUNT DUE | \$290.00<br>\$290.00 | FIRE-DWELLING<br>EXTENDED COV - DWELLING<br>37,400 |
|------------------------------|----------------------|--|

THE CONSTRUCTION COST INDEX  
HAS INCREASED 16.3%.  
THE CURRENT INDEX IS 178.0%.

SUBJECT TO THE FOLLOWING:  
549-11/73 DWEL/CONTS  
FE-4532 INFLATION COV

POLICY PERIOD IS EXTENDED  
TO MAR. 31 76.

6 FORMS ATTACHED

REDUCTIBLES APPLIED: \$100 ALL PERILS

PROTECTION CLASS: 10

123

REPLACEMENT  
VALUE  
OF  
HOUSE  
AS OF  
3/18/75

No. 14-854770  
REG. LACES POLICY NO.MEMORANDUM OF INSURANCE  
COVERAGE AFFORDED BY THIS POLICY IS  
PROVIDED BY THE COMPANY INDICATED BELOW

ATTACHMENT IV

STATE FARM LIFE AND CASUALTY COMPANY

X STATE FARM GENERAL INSURANCE COMPANY

DECLARATIONS  
INSURED'S NAME AND MAILING ADDRESSW. & D. INVESTMENTS  
C. WILSON  
1416 WOODMOOR DRIVE  
FORT WAYNE, INDIANA 46802

A STOCK COMPANY/BLOOMINGTON, ILLINOIS

INCEPTION DATE 3/30/73 POLICY PERIOD 12 MONTHS EXPIRATION OF POLICY PERIOD 3/30/74

THIS POLICY WILL BE RENEWED AUTOMATICALLY, SUBJECT TO PROVISIONS OF THE FORMS THEN CURRENT, FOR EACH SUCCEEDING POLICY PERIOD THEREAFTER AND IS SUBJECT TO TERMINATION BY THIS COMPANY UPON THE EXPIRATION DATE WRITTEN ABOVE OR BY INSURED OR MORTGAGEE, THE PREMIUM FOR SUCCEEDING POLICY PERIODS WILL BE COMPUTED AT THIS COMPANY'S RATES THEN CURRENT.

## INDEX 143

DESCRIPTION OF DWELLING  
THE DWELLING IS OF FRAME CONSTRUCTION  
WITH APPROVED ROOF, OCCUPIED BY NOT MORE  
THAN TWO FAMILIES, EXCEPTIONS IF ANY ARE:

|   |  |   |  |   |                          |      |                 |
|---|--|---|--|---|--------------------------|------|-----------------|
| LOCATION OF PREMISES (IF DIFFERENT THAN SHOWN ABOVE)<br><b>10914 STATE RD 3, SOUTH, FORT WAYNE, IN</b>  |  |   | CONSTRUCTION   | TYPE OF ROOF  | NUMBER OF FAMILIES       |      |                 |
| HOMEOWNERS POLICY   |  |   | STANDARD FIRE POLICY <input checked="" type="checkbox"/>                   |   |                          |      |                 |
| FORM I  | FORM 2                                     | FORM 3  | FORM 4   | INSURANCE IS PROVIDED AGAINST THOSE PERILS AND FOR ONLY THOSE COVERAGE INDICATED BELOW BY A PREMIUM CHARGE AND AGAINST OTHER PERILS AND FOR OTHER COVERS ONLY WHEN ENDORSED HEREON OR ADDED HERETO. |                          |      |                 |
| INSURANCE IS PROVIDED ONLY WITH RESPECT TO THOSE OF THE FOLLOWING COVERS WHICH ARE INDICATED BY A SPECIFIC LIMIT OF LIABILITY APPLICABLE THERETO. |  |   |  |   |                          |      |                 |
| PREMIUM   | PROPERTY AND COVERS                        | POLICY LIMITS OF LIABILITY                        |  | PROPERTY  | PERILS AND COVERS        | RATE | PREMIUM         |
| BASIC POLICY PREMIUM<br>\$  | A. DWELLING                                | \$  | \$ <b>10000</b>  | DWELLING  | FIRE<br>AND<br>LIGHTNING | \$   | \$ <b>74.00</b> |
| ADDITIONAL PREMIUM<br>\$  | B. UNSCHEDULED PERSONAL PROPERTY           | \$  | \$   | CONTENTS  |                          | \$   | \$              |
| PREPAID PREMIUM<br>(Automatic Renewal or 3 Year Term Policies)<br>\$  | C. ADDITIONAL LIVING EXPENSE               | \$  | \$   | \$  |                          | \$   | \$              |
| TOTAL POLICY PREMIUM<br>(If Paid in Installments)<br>\$   | E. PERSONAL LIABILITY<br>(EACH OCCURRENCE) | \$  | \$   | OTHER PERILS AND COVERS   |                          |      |                 |
| INSTALLMENT PREMIUM<br>\$   | F. MEDICAL PAYMENTS<br>(EACH PERSON)       | \$  | \$   | EXTENDED COVERAGE   | \$ <b>17.00</b>          |      |                 |
|   | (EACH ACCIDENT)                            | \$25000   | XXXX   | \$  | \$                       |      |                 |
| LOSS DEDUCTIBLE CLAUSE(S) APPLICABLE IF INDICATED BY AN <input type="checkbox"/>  |  |   | PREPAID PREMIUM (Automatic Renewal or 3 Yr. Term Policies) \$ <b>91.00</b> |   |                          |      |                 |
| <input type="checkbox"/> NO. 1  | <input type="checkbox"/> NO. 1 & NO. 2     | TOTAL POLICY PREMIUM (If Paid in Installments) \$ |  |   |                          |      |                 |
| <input type="checkbox"/> NO. 1, NO. 2 & NO. 3   | <input type="checkbox"/> NO. 4..... \$     | INSTALLMENT PREMIUM \$                            |  |   |                          |      |                 |
| <input type="checkbox"/> OTHER:   |  |   |  |   |                          |      |                 |

SUBJECT TO THE FOLLOWING  
FORMS AND ENDORSEMENTS:

49(1/68) FE-4532

MORTGAGEE **HARRY CASSELL**  
10914 STATE ROAD 3 SOUTH  
FORT WAYNE, INDIANA 46802

COUNTERSIGNATURE

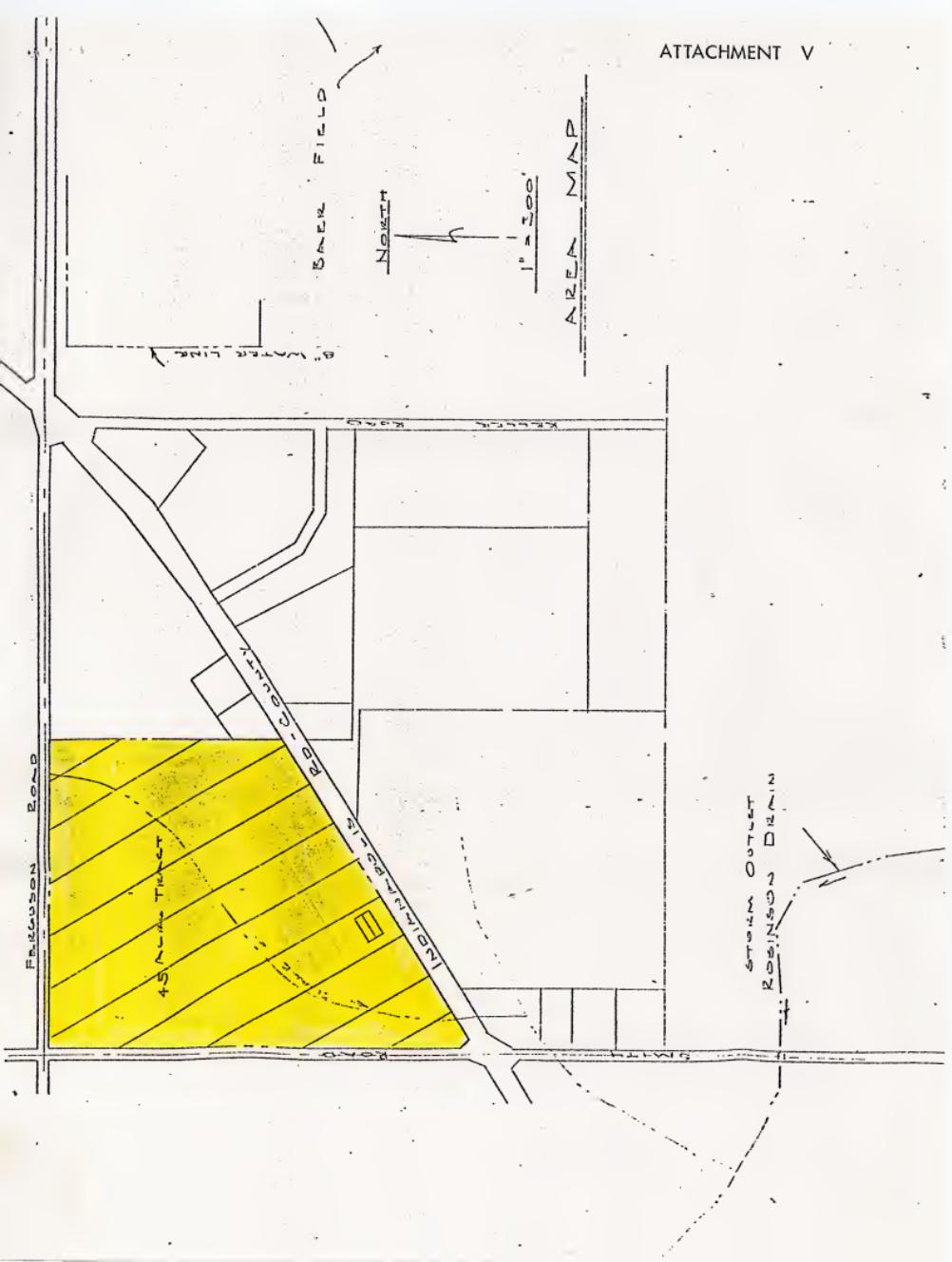
DATE:

AGENT:

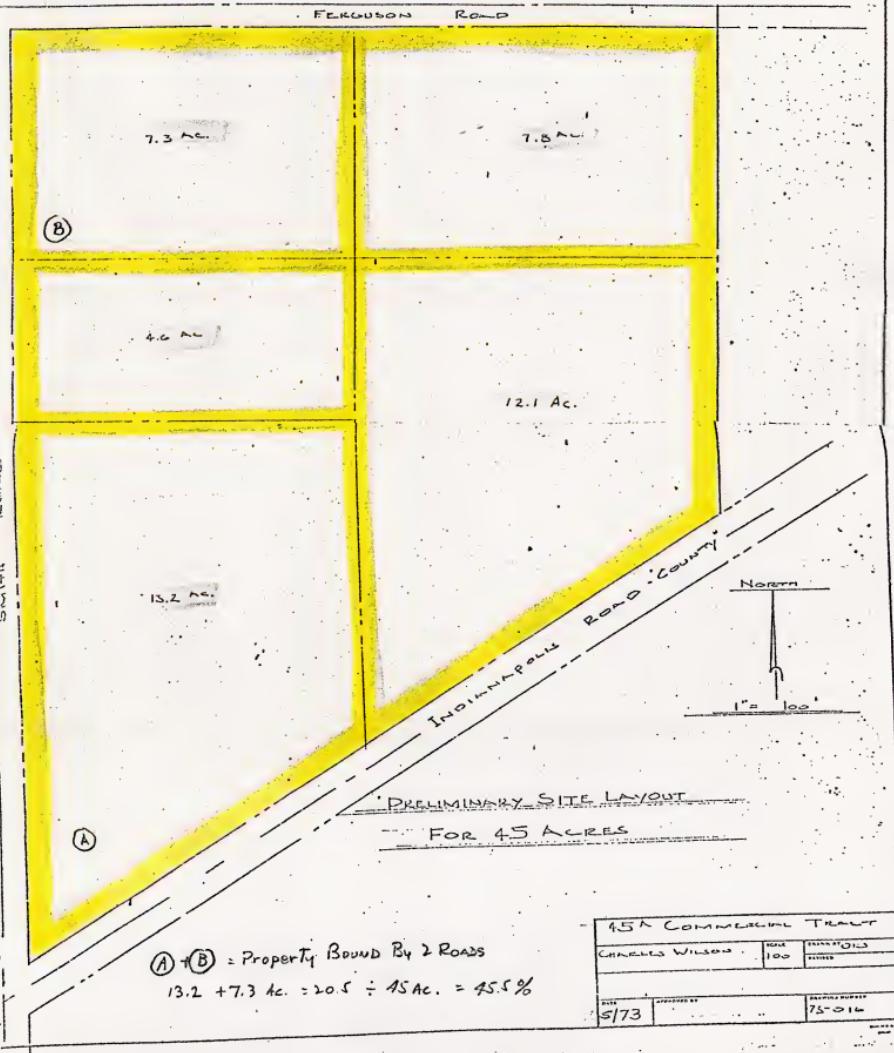
In Consideration of the Provisions and Stipulations Herein or Added Hereto and of the Premium Above Specified (or specified in endorsement(s) made a part hereof), this Company, for the term shown above from inception date shown above at noon (Standard Time) to expiration date shown above at noon (Standard Time) at location of property involved, to an amount not exceeding the limit of liability above specified, does insure the Insured named in the Declarations above and legal representatives, to the extent of the actual cash value of the property at the time of loss, but not exceeding the amount which it would cost to repair or replace the property with material of like kind and quality within a reasonable time after such loss, without allowance for any increased cost of repair or reconstruction by reason of any ordinance or law regulating construction or repair, and without compensation for loss resulting from interruption of business or manufacture, nor in any event for more than the interest of the Insured, against all DIRECT LOSS BY FIRE, LIGHTNING AND OTHER PERILS INSURED AGAINST IN THIS POLICY INCLUDING REMOVAL FROM PREMISES ENDANGERED BY THE PERILS INSURED AGAINST IN THIS POLICY, EXCEPT AS HEREAFTER PROVIDED, to the property described herein while located or contained as described in this policy, or pro rata for five days at each proper place to which any of the property shall necessarily be removed for preservation from the perils insured against in this policy, but not elsewhere.

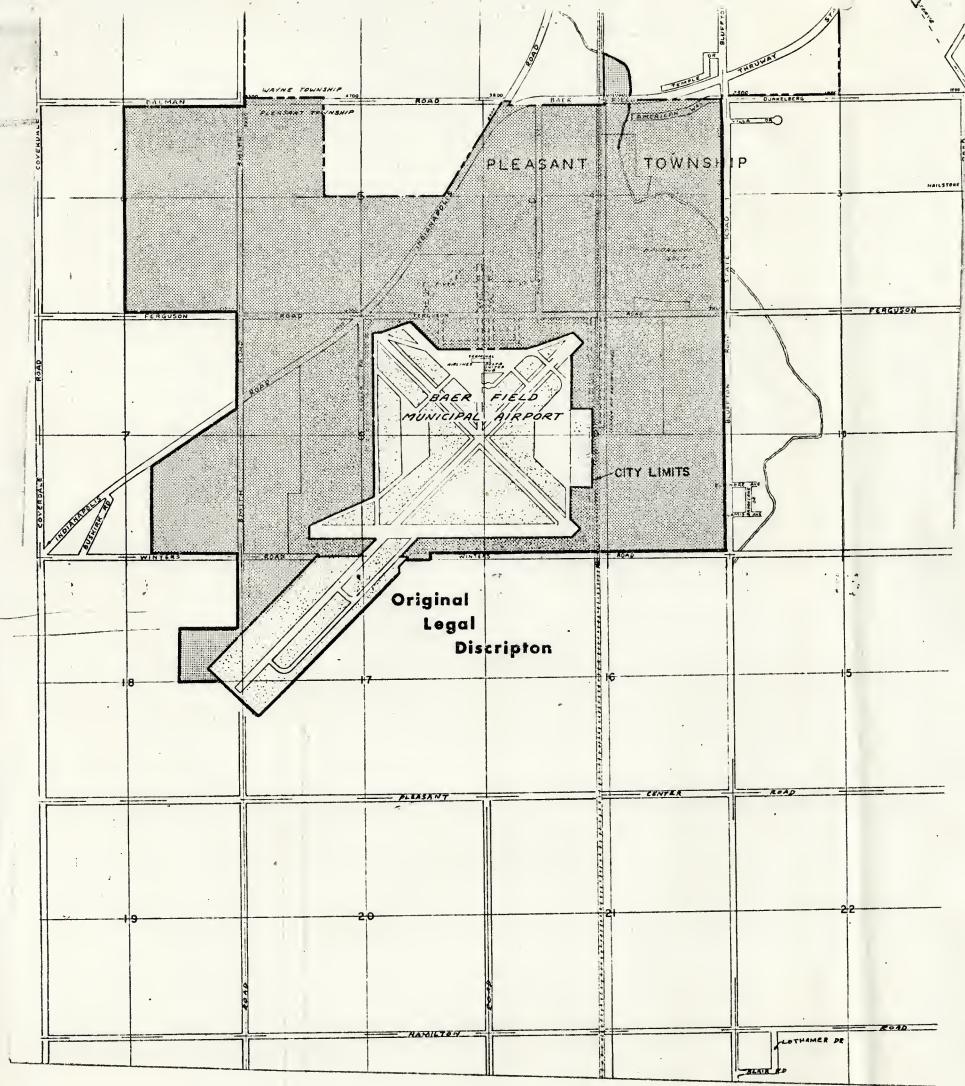
Assignment of this policy shall not be valid except with the written consent of this Company.

This policy is made and accepted subject to the foregoing provisions and stipulations and those hereinafter stated, which are hereby made a part of this policy, together with such other provisions, stipulations and agreements as may be added hereto, as provided in this policy.



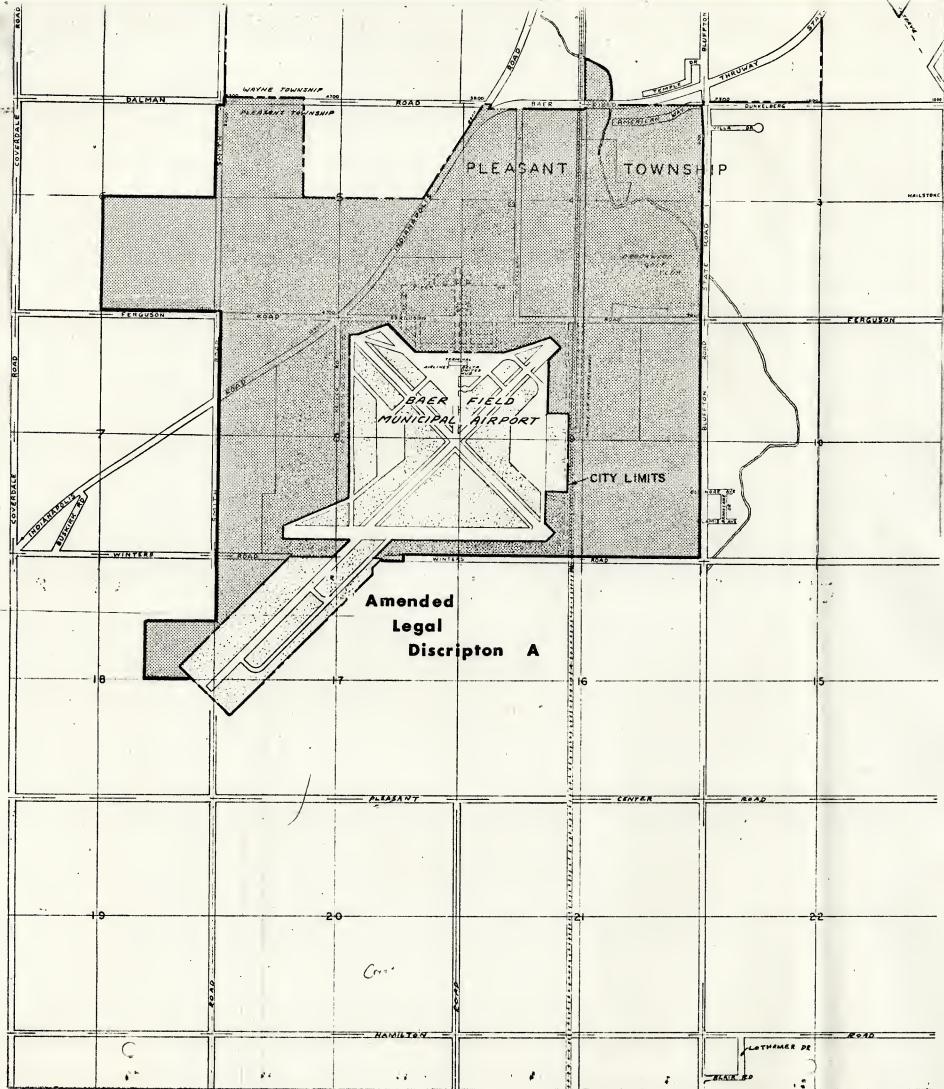
FERGUSON ROAD

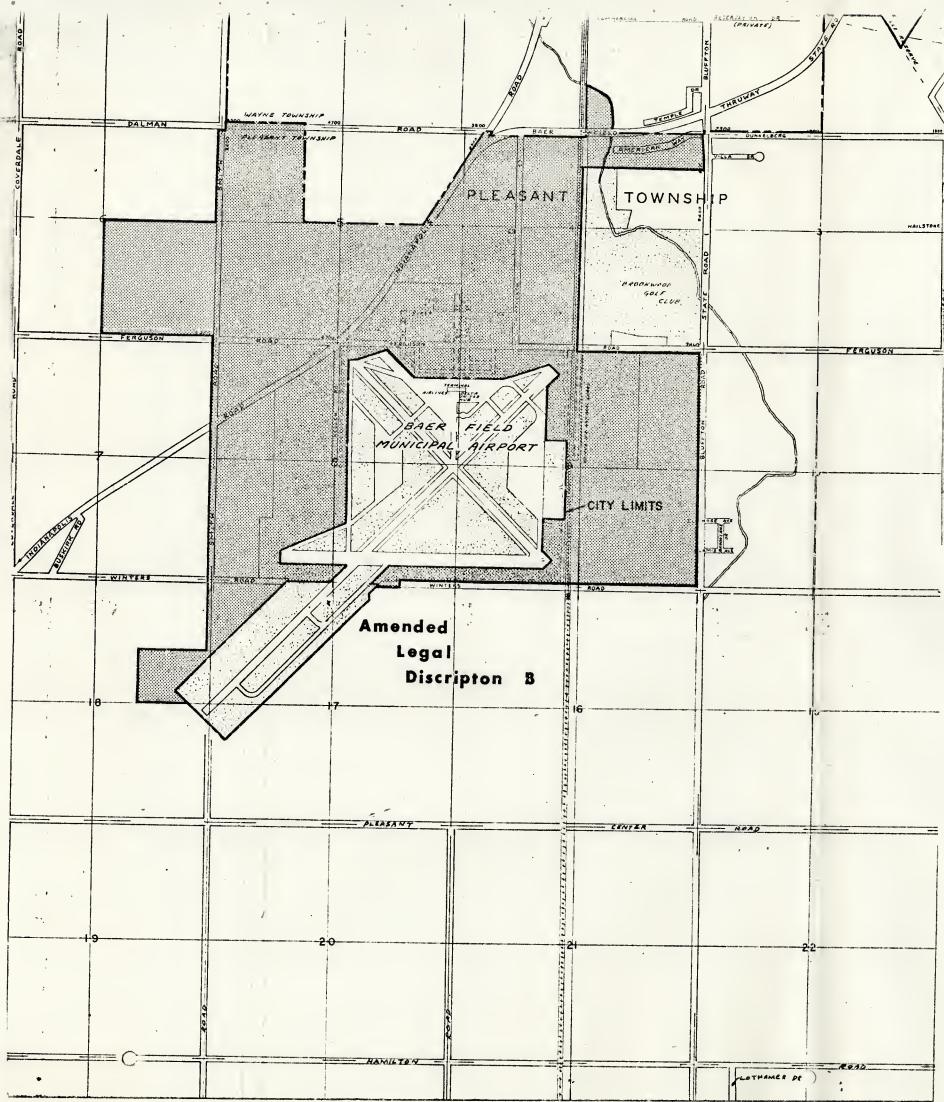




**Amended  
Legal  
Description A**

Con't







# City Clerk Memorandum

CHARLES W. WESTERMAN, Clerk

To Mayor Robert E. Armstrong Date 8-18-76

From Charles W. Westerman - City Clerk

Subject Appearance before Common Council on August 24, 1976 - 7:00 P.M.

**COPIES TO:**

RE: X-75-02-17 (AS AMENDED)

AN ORDINANCE annexing certain territory to  
the City of Fort Wayne and including the same  
in Councilmanic District No. 4

Pursuant to the request of the Standing Committee Chairman of  
Annexation of the Common Council, the presence of Mr. Jay Snyder,  
Community Development and Planning, is respectfully requested  
on August 24, 1976, at 7:00 o'clock P.M., Room 128, Common Council  
Conference Room.

Specifically, Council would appreciate Mr. Snyder give a more  
detailed explanation of the attached bill, and to bring along  
13 copies of any exhibits or materials pertinent to the above  
mentioned bill. Said statements should be prepared for the  
persual of Council so that they may be able to make a decision  
as to what action should be taken on behalf of Bill No. X-75-02-17  
(AS AMENDED).

Your cooperation will be greatly appreciated.

TITLE OF ORDINANCE Baer Field AnnexationX-75-02-17DEPARTMENT REQUESTING ORDINANCE Department of Community Development & PlanningSYNOPSIS OF ORDINANCE An ordinance annexing certain territory around Baer Field.

EFFECT OF PASSAGE Annexation of approximately 3.8 square miles of territory around Baer Field and a net increase in city property tax revenue of \$68,000 over 5 years.

EFFECT OF NON-PASSAGE Territory will not be annexed and additional revenue will not be forthcoming. Direct control over land required for potential airport expansion will be lost.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) Service costs in proposed annexation area total \$711,989 over 5 years. Revenue totals \$780,390 for a net receipt of \$68,401.

ASSIGNED TO COMMITTEE (J.N.) Amputation JN



## THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

room 122

charles w. westerman, clerk

January 4, 1977

Miss Helen Libbing  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, Indiana 46802

Dear Miss Libbing:

Please give the attached full coverage on the dates of January 7, 1977 and January 14, 1977, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council  
of Fort Wayne, Indiana

Bill No. X-75-02-17  
(as amended)  
Annexation Ordinance  
No. X-03-76

Please send us five (5) copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Charles W. Westerman  
City Clerk

CW/ne  
ENCL: 1



CITY OF FORT WAYNE

FORT WAYNE, INDIANA

CHARLES W. WESTERMAN  
CITY CLERK

November 13, 1975

Miss Helen Libbing  
Fort Wayne Newspapers, Inc.  
600 West Main Street  
Fort Wayne, Indiana 46802

Dear Miss Libbing:

Please give the attached full coverage on the dates of November 22 and November 29, 1975, in both the News Sentinel and Journal Gazette.

22

RE: Legal Notice for Common Council  
of Fort Wayne, Indiana

Annexation Ordinance No. X-02-75  
Annexing certain territory to City  
of Fort Wayne and including the  
same in Councilmanic District  
No. 4

Please send us five (5) copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

*Charles W. Westerman*

Charles W. Westerman  
City Clerk

CWW/ne  
Encl: 1







Common Council of Fort Wayne  
(Governmental Unit)

To THE NEWS-SENTINEL Dr.

Allen County, Ind.

FORT WAYNE, INDIANA

## LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set)  
— number of equivalent lines

Head number of lines

Body number of lines

Tail number of lines

Total number of lines in notice

## COMPUTATION OF CHARGES

204 lines, 1 columns wide equals 204 equivalent lines at .259¢ cents per line \$ 52.84

Additional charge for notices containing rule or tabular work (50 per cent of above amount)

Charge for extra proofs of publication (50 cents for each proof in excess of two)

TOTAL AMOUNT OF CLAIM

\$ 54.34

## DATA FOR COMPUTING COST

Width of single column 9.9 cms

Size of type 5½ point

Number of insertions 2

Size of quad upon which type is cast 5½

Pursuant to the provision and penalties of Ch. 89, Acts 1967,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

*V. E. Gerken*

Date January 14, 1977

Title CLERK

## PUBLISHER'S AFFIDAVIT

State of Indiana } as:  
ALLEN County }Personally appeared before me, a notary public in and for said county and state, the  
undersigned V. E. GERKEN who, being duly sworn, says  
that she is CLERK of the

NEWS-SENTINEL

a DAILY newspaper of general circulation printed and published  
in the English language in the city of FORT WAYNE, INDIANA  
in state and county aforesaid, and that the printed matter attached hereto is a true copy,  
which was duly published in said paper for 2 time(s), the dates of publication being  
as follows:

1/7-14/77

*V. E. Gerken*

Subscribed and sworn to before me this 14th day of January 1977

Notary Public

My commission expires September 28, 1979

